

COUNCIL

AGENDA

FEB 4, 1974

THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A
C O U N C I L

Monday,
February 4, 1974,
7:30 p.m.

✓ THE LORD'S PRAYER

✓ MINUTES OF COUNCIL MEETING JANUARY 21, 1974

DEPUTATIONS:

✓ MR. E. BOEHNERT - Cawthra Park Community
Swimming Pool Association

✓ MR. LOOPSTRA - re Jan Davies Limited
(See attachment #1)

COMMUNICATIONS

PETITIONS

TENDERS

PROJECT REPORTS

COMMITTEE REPORTS: GENERAL COMMITTEE REPORT JANUARY 25/74

ADMINISTRATION & FINANCE COMMITTEE REPORT
(Special report dated January 30th regarding
Provincial Green Paper on Uniform Store
Hours and Common Day of Rest. This report
has been placed directly before Council at
the request of Committee Chairman McCallion
due to the need for a decision to be made
and forwarded to the Province and also the
Municipal Liaison Committee prior to Febru-
ary 7th. See attachment #22, 22A, B & C.)



UNFINISHED BUSINESS

MOTIONS

BY-LAWS

#51-74

A By-law to authorize execution of an Agreement for construction of sanitary sewers in the City of Mississauga. (This contract was awarded by resolution of Council in 1973 for the tendered price of \$129,204.20 this being the lowest tender received. The contract is for construction of sanitary sewers in the Clarkson Road and Birchwood Drive Area as set out in Contract P.N. 73-040A.)

THREE READINGS

#52-74

A By-law to authorize a railway siding in the City of Mississauga. (This siding is across Northwest Drive in the Malton Area. The by-law is in accordance with the recommendation under Item #63 of the General Committee Report of January 25, 1974.)

THREE READINGS

#53-74

A By-law to authorize execution of a Grant of Easement. (This easement is 11' x 75' over part of Block E, Plan 913, located on Inverhouse Drive, west of Clarkson Road and south of Highway #2. It is being granted to Consumers' Gas Co. by the City of Mississauga. The Grant contains covenants whereby the Company must reinstate the lands to the satisfaction of the City. The easement has been approved by the City Engineering Department. The passing of this by-law is in accordance with the recommendation under Item #46, General Committee Report January 25, 1974.)

THREE READINGS

#54-74

A By-law to establish certain lands as part of the municipal Highway system. (This is a one foot reserve on Argentia Road, Markborough subdivision located south of Derry Road and west of Mississauga Road, being established as part of Argentia Road, to provide access into Plan M-30.)

THREE READINGS

#55-74

A By-law to establish certain lands as part of the municipal highway system. (One foot reserve on Malden Court - west of Erin Mills Parkway, south of The Queensway West. The land is being established as part of Malden Court and will provide access to Plan M-33.)

THREE READINGS

BY-LAWS (Cont'd)

#56-74

A By-law to establish certain lands as part of the municipal highway system. (One foot reserve on Kimbal Street, located north of Derry Road and east of Torbram Road. The land is being established as part of Kimbal Street and will provide access to Plan 993.)

THREE READINGS

MOTIONS

NOTICES OF MOTION

OTHER BUSINESS

CONFIRMING BY-LAW

Law offices of
C. M. Loopstra, I.L.B.
Barrister, Solicitor and Notary Public

January 31, 1974

City of Mississauga,
1 City Centre,
Mississauga, Ontario.

Attention: Mr. D. Turcotte,
Clerk.

Dear Sirs:

Re: Part of Lots 3 and 5, Registered Plan B27,
City of Mississauga - Application for Rezoning
by Jesam Investments Limited and Jan Davies
Limited

1

RECEIVED	
REGISTRY No.	910
DATE	FEB 1 1974
FILE No.	02/62/73
FILED BY	
CLERK'S DEPARTMENT	

On July 30th, 1973, this office made an application for the rezoning of the above noted property on the prescribed application form. The rezoning sought in this application was as a result of discussions with the planning staff of Mississauga after a long history of previous negotiations concerning rezoning and a previous rezoning application.

Our client's application was not heard by the Planning Board, and after some delay, we were advised that the Department of Transportation and Communications had asked for a deferral in respect of any rezoning for the subject property. After a meeting with the Department of Transportation and Communications, clarifying certain misunderstandings, this request for deferral was withdrawn, and our application should have been ready to proceed.

However, after several additional discussions with the planning staff of Mississauga, it was deemed advisable that before reviving the rezoning application several alternative rezoning proposals should be considered by planning staff on an informal basis. For this reason our client has waited from November until the present time before taking further action in respect of the rezoning application.

However, on January 23rd, 1974, we received a letter from the Commissioner of Planning which in actual fact does not at all deal with the various rezoning proposals as suggested by our client, nor does it contain an opinion as to which proposal would be most acceptable to planning staff, which had been the purpose of our request and delay and which we had been led to believe would be achieved. In actual fact, the Commissioner of Planning states in his letter that it would probably

100 Rexdale Boulevard, Suite B, Rexdale (Toronto) Telephone 745-2711, Postal Zone M9W 1N7

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City of Mississauga

January 31, 1974

be his recommendation that a comprehensive review of the Official Plan for the area should be carried out to provide an up-to-date basis for future land development prior to any further rezoning taking place.

The purpose for this letter is to make Council of the City of Mississauga aware of our client's plight resulting from the excessive delays brought on by the indecisiveness of planning staff in coming to some satisfactory conclusion on the rezoning of this property. Our client must proceed with the development of this property at this time, since any further delay in developing this property can only lead to hardship.

The existing zoning for the property is R1 for the front 8.15 acre parcel and RM7D3 for the rear 3.8 acre parcel. We have requested rezoning for the front 8.15 acres to be divided between a site for a commercial hotel complex having RCL2 zoning and for a site for hi-rise residential having RCL2D5 zoning. In exchange for providing the commercial hotel complex which the Mississauga planning staff favours, our clients have requested rezoning of the rear 3.8 acre parcel to RM7D4, limiting the building thereon to 200 units and providing a total coverage on the site of 210,000 sq. ft. However, our clients personally do not favour the incorporation of a hotel commercial complex in the rezoning and would prefer a rezoning of the front 8.15 acres to RCL2D5 and the 3.8 acre parcel at the rear to be rezoned to RM5 for condominium townhouses. However, our application for rezoning did not request this in view of the previous discussions with Mississauga planning staff.

Accordingly, our client requests that through his counsel he may make representations to Council at the next meeting of Council to be held on February 4th, 1974.

Yours very truly,



C. M. LOOPSTRA

CML:ep

cc. Mr. Henry Stewart
Mr. D. Culham
His Worship M. Dobkin
Edward H. Luck, Q.C.
Jesam Investments Limited
Jan Davies Limited

*Referred to
Planning and Development
Committee*

BUILDING REPORT

DECEMBER - 1973

2

	<u>December, 1973</u>	<u>Total to End of December, 1973</u>	<u>Total to End of December, 1972</u>
Residential	\$10,427,819.00	\$195,133,139.00	\$119,798,640.00
Commercial	1,331,600.00	19,562,284.00	8,789,669.00
Industrial	3,056,400.00	64,406,918.00	34,456,345.00
School	-	3,811,100.00	4,367,793.00
Church	-	286,500.00	302,100.00
Town	43,000.00	1,984,000.00	252,125.00
Governmental	2,000.00	12,363,725.00	16,049,000.00
	<u>\$14,860,819.00</u>	<u>\$297,547,666.00</u>	<u>\$184,015,672.00</u>

New Dwelling Units	510	10,038	7,922
Permits Issued	165	5,400	4,618
New Industrial Buildings	9	169	110
New Commercial Buildings	2	34	36

c.c. Chief D. Burrows,
Chief J. Miller,
Messrs. R. Beach,
G. Cooper,
R. Edmunds,
A. Spratt,
F. Westall,
K. Rowe.

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NEW INDUSTRIAL BUILDINGS
DECEMBER, 1973

<u>OWNER</u>	<u>LOCATION</u>	<u>VALUE</u>	<u>SIZE</u>	<u>TYPE</u>
Real Com Development	6620 Kitimat	\$350,000.00	41,657 sq. ft.	Masonry
G. DaRe	1860 Sismet Road	164,000.00	20,149 sq. ft.	Masonry
Chriscot Holdings	1136 Matheson Blvd.	443,000.00	50,500 sq. ft.	Masonry
Romko Investments	1700 Sismet Road	113,000.00	12,000 sq. ft.	Masonry
E. Kost Construction	1680 Sismet Road	142,000.00	15,000 sq. ft.	Masonry
Slough Estates (Can.)	7605 Bath Road	256,000.00	31,505 sq. ft.	Masonry
John T. Hepburn Ltd.	7496 Torbram Road	464,000.00	40,000 sq. ft.	Masonry
Dominion Glass Co. Ltd.	2070 Hadwen Road	650,000.00	23,000 sq. ft.	Masonry
R. S. Kimel	25 John Street	161,000.00	17,032 sq. ft.	Masonry

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RESIDENTIAL SUMMARY

DECEMBER, 1973

<u>Single</u>	<u>Semi Detached</u>	<u>Apartments Over Stores</u>	<u>Apartment Buildings</u>	<u>Row Dwellings</u>	<u>Multiple Horizontal Dwellings</u>
17	54	-	1 - 137 1 - 228	1 - 74	-

MULTI RESIDENTIAL BREAKDOWN

Row Dwellings

<u>OWNER</u>	<u>LOCATION</u>	<u>VALUE</u>	<u>UNITS</u>
Bander Construction	2380 Bromsgrove Rd.	\$1,187,000.00	74

Apartment Buildings

Welglen Limited	2150 Bromsgrove Road	\$2,200,000.00	137
Deltan Realty	3100 Kirwin Avenue	<u>\$4,959,000.00</u>	<u>228</u>
		<u>\$7,159,000.00</u>	<u>365</u>

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5

CITY OF MISSISSAUGA
Engineering and Works Department

CONTRACT P.N. 73-024E

Demolition - 130 Dundas Street West

SUMMARY OF TENDERS.

1.	Beaver Enterprises	\$ 950.00
2.	Meszaros Wrecking	\$1,100.00
3.	Professional Pools Ltd.	\$1,275.00
4.	Malton Demolition & Bldg. Supply	\$1,600.00
5.	Greenspoon Bros. Ltd.	\$1,675.00
6.	National Bldg. Demolition Ltd.	\$2,750.00

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CITY OF MISSISSAUGA
Engineering and Works Department

CONTRACT P.N. 73-024F

Demolition - 3008 Hurontario Street

SUMMARY OF TENDERS

1. Beaver Enterprises	\$1,850.00
2. Professional Pools Ltd.	\$2,750.00
3. Malton Demolition & Bldg. Supply	\$2,925.00
4. Meszaros Wrecking	\$2,940.00
5. Greenspoon Bros. Ltd.	\$3,250.00
6. National Bldg. Demolition Ltd.	\$3,874.00

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CITY OF MISSISSAUGA
Engineering and Works Department

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CONTRACT P.N. 73-024G

Demolition of 769 Burnhamthorpe Road North.

SUMMARY OF TENDERS

1. Meszaros Wrecking	\$ 870.00
2. Beaver Enterprises	\$ 950.00
3. Professional Pools Ltd.	\$1,350.00
4. Malton Demolition & Bldg. Supply	\$2,750.00
5. Greenspoon Bros. Ltd.	\$2,975.00
6. National Bldg. Demolition Ltd.	\$3,333.00

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8

CITY OF MISSISSAUGA
Engineering and Works Department

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Re: J.D.S. Phase II Industrial Subdivision
Our File: P.N. 73-109

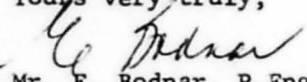
Ladies & Gentlemen;

Listed below is a summary of tenders, opened at a
Public Tender Meeting on Wednesday, January 23, 1974.

1.	En-San Contractors Ltd.	\$101,245.00
2.	Elmford Construction	106,795.50
3.	Lopet Limited	107,686.65
4.	Poce Construction Ltd.	109,988.34
5.	Keeway Construction	112,427.25
6.	Armbro Holdings Ltd.	113,202.75
7.	Westwood Drain	114,660.20
8.	Pave-Al, Division of Orlando	115,385.72
9.	Raylena Construction Co. Ltd.	116,652.90
10.	John Cucci Ltd.	120,443.00
11.	Graham Bros. Construction Ltd.	121,781.90
12.	Six Stars Construction Co.	123,961.59
13.	Bitini Construction Co. Ltd.	127,704.00
14.	Mizrab Construction	130,031.00
15.	Harguy Construction Ltd.	132,740.00
16.	Modern Excavators Ltd.	136,107.21
17.	Kuzmas Construction Ltd. Ltd.	156,222.00

We recommend that this contract be awarded to the low bidder, En-San Contractors Ltd., for their tender price of \$101,245.00 subject to Ontario Municipal Board approval. A draft resolution to this effect is attached.

Yours very truly,


Mr. E. Bodnar, P.Eng.
City Engineer

R

LT:db
Encl.

January 24, 1974

RECEIVED

REGISTRY No. 826

DATE JAN 30 1974

FILE No.

FILED BY 21-74
CLERK'S DEPARTMENT

MISSISSAUGA RECREATION AND PARKS DEPARTMENT

9

MEMO TO: D. Turcotte,
City Clerk

January 28, 1974

FROM: E.M. Halliday,
Recreation and Parks

Dear Sir:

Re: Short Term Rental of Parks
Vehicles - Tender No: TR3-1974

This tender is for the supply of 27 trucks for use in the growing season.

Amount budgeted 38,400.00

There were two tenders received as follows:

Applewood Motors Ltd. Streetsville
25 Vehicles (no bid on stake trucks (2)
TOTAL 27,429.84

Wilcox Rentals Ltd. Streetsville
2 Stake trucks only
TOTAL 3,120.00

We recommend that Tender TR 3 - 1974 be awarded to Applewood Motors Ltd. in the amount of \$27,429.84 for rental of 25 vehicles and to Wilcox Rentals Ltd. in the amount of \$3,120.00 for two stake truck rentals.

It is imperative that we receive prompt approval to ensure delivery before May 1st, 1974.

Yours truly,

- E.M. Halliday
E.M. Halliday,
Commissioner.

EMH:ww

Received 4-20-1973

RECEIVED	
REGISTRY No.	801
DATE	JAN 29 1974
FILE No.	81-74
FILED BY	
CLERK'S DEPARTMENT	

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MISSISSAUGA RECREATION AND PARKS DEPARTMENT

10

MEMO TO: D. Turcotte,
City Clerk
FROM: E.M. Halliday,
Recreation and Parks

January 28, 1974

Dear Sir:

Re: 1974 Fertilizer Tender
No: TR 1 - 1974

This tender is for the supply of various fertilizer formulas for turf, tree root feeding and shrub displays.

Total amount budgeted \$17,075.00

Tenders received as follows:

Turf World Ltd. - Waterdown, Ontario
Won't quote until 30 days prior to delivery.

C.I.L. Ltd. - London, Ontario
Unable to quote, because of short supply.

United Co-operatives Ltd. - Mississauga, Ontario
No deposit cheque received as stipulated by tender,
also did not meet specifications.
Recommend rejection of this tender \$18,600.00

Brockville Chemicals Ltd., Mississauga
160 tons (various formulas)
TOTAL \$24,160.00

O. Scott & Sons - Brampton, Ontario.
Quoted only on one formula.
TOTAL \$20,112.11

We recommend that Tender TR1 - 1974 be awarded to Brockville Chemicals Ltd. in the amount of \$17,080.00 broken down as follows:

10 tons urea @ \$160.00 ton	\$ 3,200.00
100 tons 14-4-8 @ \$118.00 ton	11,800.00
20 tons 10-10-10 @ \$104.00 ton	2,080.00
	<u>\$17,080.00</u>
	15,480.00 -

By comparison to 1973 tenders when supplies were more than adequate, note the differences in costs per ton

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45-0-0	@	\$90.65
14-7-6	@	80.53
10-10-10	@	94.65

The short supply of urea suggests we seek prompt approval of this tender to get our order in.

Yours truly,

E.M. Halliday

E.M. Halliday,
Commissioner.

EMH:ww

c.c. R. Hasted
G. Bruce

RECEIVED
REGISTRY No. 800
DATE JAN 29 1974
FILE No. 21-74
FILED BY
CLERK'S DEPARTMENT

R

City of Mississauga

MEMORANDUM

11

ALL MEMBERS OF COUNCIL
.....
Dept.

From .. David R. Turcotte
Dept. ... City Clerk

January 29, 1974.

RE: RESTRICTED AREA BY-LAWS
(Amendments to the Zoning
By-law Number 5500)

BY-LAW #10,790 - was passed by the Council for the Town of Mississauga on July 23, 1973. The purpose of the by-law is to introduce into the Zoning by-law a requirement for site plan approval prior to issuance of a building permit for various forms of multiple-family development, covering all lands within the Town zoned RM3D2, RM4, RM5, RM6, RM7D2, RM7D3, RM7D4 and RM7D5.

BY-LAW #10,795 - was passed by the Council of the Town of Mississauga on July 23, 1973. The purpose of the by-law is to introduce a definition of site development plan into Section 2 of the Town of Mississauga Zoning By-law. The Council of the City of Mississauga, at its meeting held on January 11, 1974, passed resolution #23, referring this matter to the Ontario Municipal Board.

BY-LAW NUMBER 11,033 - was passed by the Council of the Town of Mississauga on November 12, 1973. The purpose of the by-law is to change the zone designation of a parcel of land from R4 to DC-Section 412. These lands are located on the north side of Burnhamthorpe Road East, approximately 228 feet east of Dixie Road.

BY-LAW #11,118 - was passed by the Council of the Town of Mississauga on December 10, 1973. The purpose of the by-law is to amend By-law 5500 to provide restrictions for the parking and storage of commercial motor vehicles and recreational vehicles in residential zones.

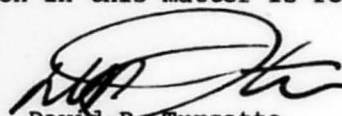
11A

- 2 -

We have been advised by The Ontario Municipal Board that prior to the Board giving further consideration to these matters, the City of Mississauga must formally re-enact the by-laws involved. In view of this, Council's options are as follows:

1. Re-enact the by-laws immediately;
2. Refer the by-laws to the Planning and Development Committee for further detailed consideration.

Council's direction in this matter is required.


David R. Turcotte,
City Clerk

DRT/d


W. R. D.
P-6 D



Ontario

12

Ministry of
Housing

965-3065

Queen's Park
Toronto, Ontario

January 22, 1974.

Mr. D. Turcott,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

RECEIVED	
REGISTRY No.	735
DATE	JAN 28 1974
FILE No.	25-74
FILED BY	
CLERK'S DEPARTMENT	

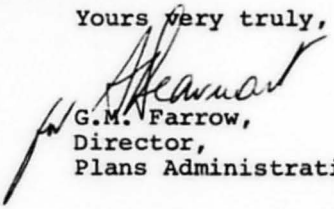
Dear Mr. Turcott:

Re: Official Plans and Amendments
adopted by municipal councils
prior to the restructuring of
Regional Governments.
Effective 1974.

The purpose of this letter is to indicate to you the position this Branch is taking with regard to official plans and amendments to official plans adopted and submitted to the Minister prior to January 1, 1974, by the then 1973 Council.

In order to process these documents as expeditiously as possible, it has been decided not to refer them back to the new Councils for readoption but to deal with them in the normal way toward approval. However, should the new Council desire the opportunity to review and, if necessary, amend any aspect of the official plans or amendments presently being processed by this Branch, then we would request that you contact us as soon as possible and preferably within one month of the date of this letter.

Yours very truly,


G.M. Farrow,
Director,
Plans Administration Branch.

*Copy to
M/H/S
MBG*

*Ref
to HD*

13

January 25, 1974

City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario

ATTENTION: Mr. V. S. Doerr, P. Eng.
Subdivision Engineer

Dear Sir:

Re: 2060 Laughton Avenue
V & G Construction
CA'B' 220/72
Your File 212.1

We are in receipt of your letter dated January 23rd, 1974, in which you state due to a complaint from Mr. Taylor that the builder's deposit is not to be released until the City verifies the drainage.

In this case, frankly, we cannot appreciate your position since we were aware of Mr. Taylor's objection prior to making an on the site inspection.

The area grading plan submitted April 27, 1973 indicates that elevations were such that the drainage in fact flowed across Mr. Taylor's property to a catch basin in the corner of the property to the west.

.....Page 2

Mr. V. S. Doerr, P. Eng.

-2-

January 25, 1974

13A

Due to Mr. Taylor's complaint a member of your department had made a visual inspection and because we were aware of this, along with Mr. Taylor's complaint, more care was taken to check the levels and variations were no more than three inches near the house. The remaining grading was feathered out to meet the existing grade at property lines.

The results of our inspection were discussed with Mr. Taylor, by phone, and it was understood that his objection was that some fill was placed over the existing sodded rear yard.

This is a fact; however, the grading at the lot lines met the existing grades and in no way is the grading detrimental to Mr. Taylor's property. Mr. Taylor was informed that the final grading certificate was going to be issued by our office; however, he was not satisfied and said he would carry the matter further.

We appreciate that the City would like to establish some control over grading; however, the system utilized at present is nothing short of blackmail. The City demands a \$1000.00 deposit, further stipulating that it is necessary to provide a drainage plan and certificate to obtain a building permit.

Once the dwelling is erected it is further necessary to obtain a final certificate for the release of the deposit.

Our firm previously had submitted approximate costs for these services of about \$125.00; however, the requirements now are such that these costs are greatly increased. This is a direct cost to the homeowner and we speak of "cheaper housing".

There is not one surveyor in this area who willingly wants to accept this work; but requirements make it such that it is necessary or lose your old established clients.

All of the local surveyor's in the area shudder that once the final grading certificate is issued they are on record as being fully responsible and nothing short of being future "scapegoats".

Mr. V. S. Doerr

-3-

January 25, 1974

13B

The action of Mr. Taylor and the lack of action by the City is a perfect indication of this fact.

You require a certificate, one was issued, and you in fact are telling me its worthless until your department checks the results.

These certificates probably have a place in subdivisions, but not on scattered individual lots.

Considering your time, along with others in your department and our firm's time it certainly seems wasteful.

This system is not the answer the City has legislated against the majority because of a few who were not properly policed in the first place.

Council should and must consider an alternative; one being that representatives of the City check the final lot grades and not surveyors in private practice. This would likely assure that builders would be more apt to adhere to the approved grades.

A reply would be appreciated.

Yours very truly,

STARR & TARASICK LIMITED

W. P. Tarasick Eng.
W. P. Tarasick, O.L.S., P.Eng.

WPT/js

cc-Mayor Dobkin

-Council - City of Mississauga ✓

L.

1466 Carmen Drive
Mississauga, Ontario
28 January, 1974

14

RECEIVED	
REGISTRY No.	845
DATE	JAN 30 1974
FILE No.	
FILED BY	
CLERK'S DEPARTMENT	

His Worship M.L. Dobkin
Mayor of Mississauga
1 City Centre Drive
Mississauga, Ontario

Dear Sir

I am writing to ask for your intervention to stop the proposed development at 1416 Carmen Drive, Mississauga.

I learned recently that the owner-developer, Mr. Welton through his company the Welglen Development Co., has made applications to the City of Mississauga for permit to construct a new side road and build on the present property five additional houses. If he is allowed to do that he will destroy the present character of the area by cutting a large number of trees and building standard houses on small lots, and devaluating all our adjacent properties.

When we bought a house on Carmen Drive it was because of the country-like character that the area has, because all the lots are at least 100 feet wide and have charming houses of yester-year flavour. I am convinced that most of the residents in this area, if not indeed all, feel the same way and we should be allowed to live the way we wish. The developer is undoubtedly motivated solely by the vast profits that he will derive from this venture and is totally unconcerned about the quality of life of the present residents.

We are asking Your Worship to help us preserve the beauty of our neighbourhood and disallow outside profiteers to destroy it.

Yours very truly,

Alex Czumaczenko
Alex Czumaczenko

cc: Council of the City of Mississauga
Mr. Turcotte, Clerk, City of Mississauga
Mr. R. Edmunds, Director of Planning Commission

*and refer to
Planning
Advisory Board
called*

Fasken & Calvin

30th Floor
Toronto-Dominion Bank Tower

Box 30,
Toronto-Dominion Centre,
Toronto, Canada, M5K 1C1

Telephone 366-8381
Area Code 416
Telex 06-217765

Attorneys
and
Solicitors

RECEIVED

TOWN OF MISSISSAUGA
CITY OF MISSISSAUGA

Henry Stewart

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Dear Sirs:

Re: Riverview Heights - File T-22634

We act for Riverview Heights Inc.

On January 21, 1974 Council passed the following resolution:

"Be it resolved that the Credit River Valley and River Heights Estates plan of subdivision be referred to Planning and Development Committee and that City approval of this subdivision not be granted until this matter can be dealt with by Council."

On October 24, 1973 Council passed the following resolution:

"RESOLVED that proposed plan of subdivision T-22634, be released to the Minister of Treasury, Economics and Intergovernmental Affairs for final registration, subject to the developer reaching a firm agreement to deed the flood plain land within the proposed plan to the Credit Valley Conservation Authority."

In our opinion, the condition imposed in the resolution dated October 24, 1973 was unlawful in that it was not a condition stipulated by the Minister. In any event, our client, in order to avoid controversy, met with members of your council and an agreement was entered into to convey to the Municipality at no cost the lands outlined in red on a plan which was attached to a letter which was dated November 20, 1973

W B Williston, Q.C.	J W Swackhamer, Q.C.	Frederic M. Fell, Q.C.
R M Sutherland, Q.C.	R N Robertson, Q.C.	George M. Bentley
A D T. Givens, Q.C.	F D Gibson, Q.C.	R D Wilson
R B Tuer, Q.C.	Ronald J. Rolfe, Q.C.	R L Sherriff, Q.C.
J W Huckle	John Sopinka	T E Brooks
W A Kelly	K J C. Harnes	D S Affleck
W C Graham	J H Hough	J M Robinson
R B Potter	D G. Marwick	P J Green
W D McCordic	N T. Norris	L D. Roebuck
H. Lenore Roszell	A M. Schwartz	Donna C. Allen
L T. Beare	J I. Laskin	W R. Passi
Heather L. Henderson	G C. Glover, Jr.	P C. Hart
A C. Millward	R W. McDowell	J G. McPherson
E G. Haythorne	J B. Kohn	A M J. Rock
D R. Scott		

Counsel B R MacKenzie, Q.C.

15

January 23, 1974

File #5216

Fasken & Calvin

City of Mississauga,
January 23, 1974
Page 2.

15A

Following upon receipt of that letter, Council, on November 21, 1973, passed the following resolution:

"Resolved that the River Heights development be released for final registration on the understanding that the conditions set out in the attached letter being carried out and further that the developer is hereby authorized to proceed with preservicing."

It was agreed that the conveyance referred to in the letter of November 20, 1973 would be made after final registration of the plan.

In implementation of the final release of the plan, both the Municipality and Riverview Heights Inc. executed the Final Agreement and the Engineering Agreement. In addition, an agreement for an easement between Oughtred Brothers Limited et al and the Municipality was executed. The execution of the engineering and financial agreements was authorized by by-law #11156 passed the 19th day of December, 1973.

It appears that your recent resolution, passed without notice to our client, purports to withhold an approval already given. This is a clear and flagrant breach of the agreements entered into with our client.

Relying on the agreements and resolutions aforesaid, our client has proceeded with preservicing. The damages which will result from further delay will, therefore, be considerable and will include interest that is accruing on the mortgage and loss of interest and profits on the sale of lots.

Our client intends to apply for final approval of the plan.

If the action taken by you as a result of your resolution of January 21, 1974 delays final approval of the plan, we are instructed to bring an action against the Municipality for breach of contract and against those persons who have induced the breach. In this regard, we note that there is on file with the Clerk a letter dated January 17, 1974 from an organization called "Save our Trees and Streams", the purport of which is that this plan should not be approved.

Yours very truly,
FASKEN & CALVIN

John Sopinka
John Sopinka.

JS:dm

*Rec'd
and get legal
opinion*



Ontario
Municipal
Board

416/965-1912

123 Edward Street
Toronto Ontario
M5G 1E5

Quote File Number

R. 732030

January 25, 1974

Mr. J. T. Corney
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Dear Sir:

Re: Restricted Area Appeal -
Arosa Properties Limited vs.
the former Town of Mississauga

Please be advised that the Board hereby appoints Wednesday, the 6th day of March, 1974, at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 123 Edward Street, Sixth Floor, in the City of Toronto for the hearing of a motion for directions with respect to the above appeal.

Yours very truly,

C. Saruyama
C. Saruyama
Supervisor
Planning Administration

CS:jc

NOTE: These lands are located within the
Lakeshore Community Study.

D.R.T.

*has asked
to represent
him at this
hearing*





CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE
THIS FILE NUMBER
P.29.12.

January 27, 1974

The City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mr. David R. Turcotte
City Clerk

RECEIVED	
REGISTRATION NO.	701
DATE	JAN 25 1974
FILE NO.	54-74
FILED BY	119-74
CLERK'S DEPARTMENT	

Dear Sirs:

Re: Mississauga Waterfront Plan

Acting on the request of the Council of the Town of Mississauga, the Credit Valley Conservation Authority has commissioned its Consulting Engineers, Crysler and Lathem to proceed with the design of Phase I of the proposed development of A. E. Crookes Park and is acquiring waterfront properties for this park.

At the last meeting of the Executive Committee of the Authority, held January 17, 1974, the following resolution was passed:

"Resolved that the buildings located on the properties acquired for the development of A. E. Crookes Park on the South side of Lakeside Avenue in Mississauga be demolished by Authority staff in accordance with the approved development plan for the Mississauga Sector of the Waterfront Plan. Furthermore that all serviceable timber such as joists, rafters, studs, plywood sheets and heating equipment, plumbing and hardware be saved and stockpiled at Terra Cotta pending future use. The City of Mississauga is to be advised of this resolution."

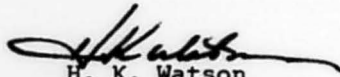
....continued

January 27, 1974

17A

Authority staff is at present in the process of demolishing a summer cottage, two garages and a boat-house on the South side of Lakeside Avenue and it is the intention to remove all buildings acquired to provide for waterfront development unless the City of Mississauga has any objections.

Yours very truly,


H. K. Watson
General Manager

HKW/gc

JP *rec'd*

ROBERT STEBBING
7487 Homeside Gardens,
Mississauga, Ontario,
January 21, 1974.

Phone: 678-1898

TO MISSISSAUGA COUNCIL:

Dear Sirs:

Having only been at this address for a little over two years, I am not very well versed in what went on before. BUT I DO CARE WHAT GOES ON NOW. As I have complained a number of times re GARBAGE COLLECTION - cans not emptied properly; SNOW REMOVAL ON STREETS - SNOW REMOVAL ON SIDEWALKS - (sidewalks that nobody on the street wanted) to the then Councilman, until I feel I am becoming a pest.

I personally feel there should be a big shake-up in the Township Departments and a few heads should roll. There is too much passing the buck and nothing done. Our street was plowed, yes, but the plow left 3 to 4 " of snow so you can imagine the mess now. The sidewalks that were so important because of a surplus of money and a Dept. sitting on their butts, was slapped in (and I could comment) and never cleaned at all last year, and not this year till I got hold of Mr. Mike Maughan, then the plow went over it, through lawns, hedges, still not getting to the sidewalk. Now the people responsible for engaging companies to perform these duties, should be removed from office for not checking on jobs, supposedly done with our money, no less. I am fully under the impression that if they put the employees to work instead of letting them ride around until they find a spot to sit, in a truck left idling, there would be no need to hire contractors in the first place. Then maybe they could organize jobs properly.

Honourable Councilmen, you were elected by the people to fight for the people, now here is your chance to do something.

I remain your sincerely,

(Signed) Robert Stebbing

*Refered to
City & WKS
Committee*

B O R O U G H O F E T O B I C O K E

550 BURNHAMTHORPE ROAD — ETOBICOKE ONTARIO ¹⁹

TELEPHONE: 626-4161

CLERK'S DEPARTMENT

FILE NO.

January 25th, 1974.

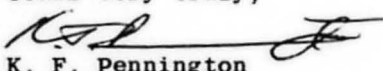
Mayor and Members of Council,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2.

Gentlemen and Mesdames:

On behalf of the Mayor and Members of Council for the Borough
of Etobicoke, enclosed please find a copy of Resolution Number
37, which was passed at the Council Meeting held on Monday,
January 21st, 1974.

KFP/pt
Encl.

Yours very truly,


K. F. Pennington
Borough Clerk.





BOROUGH OF ETOBICOKE

19A

Moved by Alderman S. B. East

No. 37

Seconded by Alderman D. C. Kerr

2nd Session 19 74 January 21st

On January 1st, 1974, an historic event occurred on the western boundary of Etobicoke. The Town of Mississauga became a City.

Sixteen days later, in a very impressive ceremony, presided over by the Chairman of the Region, Louis H. Parsons, and conducted by Judge B. Barry Shapiro, the Mayor and Council took the Oath of Office and were congratulated by the Premier of the Province, the Honourable William Davis. Members of Etobicoke Council were also present.

To the Mayor, Martin L. Dobkin, M.D., and the Members of his Council,

Harold E. Kennedy

Mary Helen Spence

Bud Gregory

Caye Killaby

Frank J. McKechnie

David J. Culham

Ron Searle

Hubert Wolf

Hazel McCallion

the Council of the Borough of Etobicoke extends its sincere congratulations and warmest felicitations. May the New City prosper and survive the pains of any new birth.

May you find in the Borough of Etobicoke, its Mayor and Council, a good neighbour.

Carried
C. D. Flynn
Mayor



20

De Ville Investments Limited

EXECUTIVE OFFICES

Suite 4, 1125 Dundas Street East,
Mississauga, Ontario.

January 24th, 1974.

The Corporation of the
Town of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Dear Sirs:

De Ville Investments Limited is in the process of obtaining permission to construct a professional building on the Queensway West on the vacant portion of land on the south side of the Queensway West, west of The Mississauga Hospital. In order to obtain this permission, a re-zoning will be necessary.

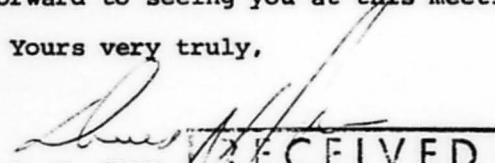
For your information, a photograph of an artist's drawing of the proposed building is enclosed.

In order that any questions you may have in connection with this project may be answered, this Company has arranged a reception at the Playland Club, 1554 Dundas Street East, Mississauga, Ontario, in the Mermaid Room on February 6th, 1974 at 7:30 p.m. At this time, the Company's architect will be present and refreshments will be served.

We look forward to seeing you at this meeting.

Yours very truly,

DNS:bg
encl.


D. N. SHAW
Secretary.

RECEIVED	
REGISTRY No.	745
DATE	JAN 28 1974
FILE No.	25-74
FILED BY	
CITY'S DEPARTMENT	

Q
advising not attending
mississauga
Jan 24

1535 Myron Drive,
Mississauga, Ont.

21

RECEIVED	
REGISTRY No.	690
DATE	JAN 24 1974
FILE No.	2-74
FILED BY	
CLERK'S DEPARTMENT	

January 22nd, 1974.

Mr. D. R. Turcotte
Mississauga City Clerk,
1 City Centre Drive,
Mississauga, Ontario

Dear Mr. Turcotte

On behalf of Ward Seven Parliament I like to commend our new city Council for its endorsement of citizen participation in the various municipal committees.

As one of the citizens on the Mississauga Planning and Development Committee, I like to express my sincere thanks and appreciation to Mr. Searle and the entire Council for my appointment.

As acting chairman of "Ward Seven Parliament" I will maintain active communication with its member associations in order to keep them well informed on planning and Development issues throughout Mississauga and best represent with our councillor, the general views and concerns in our ward.

Hopeful in the cooperation of all concerned I look with confidence in the effective and constructive results that collectively we should achieve for the good of Mississauga.

Yours Truly,

L. P. (Vic) Mattiussi

c.c. Mr. R. Searle

R

R E P O R T
ADMINISTRATION AND FINANCE COMMITTEE
WEDNESDAY, JANUARY 30th. 1974
7:30 P.M.

THOSE PRESENT: Mayor M. L. Dobkin, Councillors H. McCallion,
F. J. McKechnie, H. Wolf, R. A. Searle,
C. Killaby

STAFF PRESENT: Mr. R. Belford, Mr. E. Bodnar, Mr. H. E. Stewart

OTHERS PRESENT:

Mr. Bernie Krulicki	Rep. Miracle Food Mart
Mr. Terry King	Rep. Port Credit Businessmens Association
Mr. Eric Ladner	Rep. Streetsville Core Development Association
Mr. Burt Johnston	Rep. Streetsville Supermarket Limited (I.G.A.)
Mr. A. Mishos	Rep. Dixie Inn Restaurant
Mr. P. Manna	Rep. Westdale Mall
Mr. Zeff Wolfowich	Rep. Westdale Mall
Mr. Howard Kitchen	Rep. Lansing Lumber Mart
Mr. Joe Lee	Rep. Westdale Mall Merchant's Association
Mr. J. A. Catto	Rep. Thomson Lumber Mississauga Buildall
Mr. Bill Richards	Rep. Sheridan Mall
Mr. Mitchell Scharf	Rep. J.D.S. Investments

ITEM CONSIDERED:

- 2 -

22A

1. FILE 180-74 - BOOKLET ENTITLED GREEN PAPER ON SUNDAY AS A COMMON DAY OF REST AND UNIFORM STORE HOURS

A special meeting of the Administration and Finance Committee was held on January 30th. 1974 at 7:30 p.m. in the Mississauga Council Chambers to give consideration to the recently published Provincial booklet entitled Green Paper on Sunday as a Common Day of Rest and Uniform Store Hours.

Invited to attend this meeting and offer suggestions to the Committee concerning the contents of this booklet were representatives from various merchant organizations, independent store owner-operators and manager-owner representatives from large commercial developments located throughout the City.

The Chairman informed the representatives that it would be very helpful to the Committee if they would express their views concerning the operation of stores on Sundays as well as having controlled hours of operation.

From approximately 15 representatives in attendance, more than half gave comments to the Committee and in this regard the following points of interest were made:

- because of uncontrolled store hours, there is a disintegration of the family.
- cities such as Toronto, Windsor, Ottawa, Timmins, St. Catharines and Ingersol have asked the Provincial Government to control store hours.
- Sudbury has passed legislation controlling store hours.
- Hamilton has had controlled store hours for the past 9 years and in a recent survey 82% of the citizens in Hamilton were in favour of controlled store hours.
- the greater Businessmen's Association of Toronto has polled the Provincial Legislature and feel that uniform control of store hours cannot be done by local authorities.
- allowing stores to remain open on Sunday creates competition between similar stores and therefore costs are increased due to additional staff required, usually creates a lack of efficient service, generates more traffic, places additional demands on suppliers.
- P.U.S.H. (The Provincial Uniform Store Hours Association) apparently advocates the closing of stores at 6:00 P.M. with controlled hours in order to allow 2 late night openings a week.

- small retailers should be allowed to run their business the best way they see fit in order to compete with larger establishments.
- staggered working hours may cause consumers to demand longer store hours.
- retailers cannot police themselves and therefore need proper Provincial-wide legislation.
- consideration should be given to controlling the operation of stores on statutory holidays.
- Provincial legislation as opposed to local municipal control.
- consumer reaction to uniform store hours and shopping on Sunday should be considered before making a formal recommendation.

After hearing the opening remarks of the representatives, the following questions were asked of them:

1. Are you pleased with the situation as it now exists?

No. in Favour	3
No. Opposed	11

2. How many are against extending the store hours?

No. in Favour	4
No. Opposed	11

3. Should there be one day of rest?

All in Favour

4. Should this day of rest be Sunday?

No. in Favour	14
No. Opposed	1

After hearing the opening remarks and comments, the Chairman referred the Committee to the 4 options contained in the Green Paper with regard to legislation concerning Sunday observance and retailing on Sunday.

22c

- 4 -

After considerable discussion on these options, all of the representatives agreed that the proposals contained in Option (1) were the most suitable.

In conclusion, the comments received from the 15 representatives in attendance indicate their support of the following:

- observance of Sunday as a day of rest.
- uniform store hours and regulation governing statutory holidays.
- Provincial legislation as opposed to local legislation to control this situation.
- approval of Option (1) as contained in the booklet entitled Green Paper on Sunday as a Common Day of Rest and Uniform Store Hours,

Ref. 7.
This report has been referred to Council without a recommendation.

Report All pending

Info to be rec'd

*Talk to
Puck*